



# **AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, OCTOBER 28, 2003**

**HUNTINGTON BEACH CIVIC CENTER**

**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**5:15 P.M. - ROOM B-8 – CITY HALL LOWER LEVEL**

### **CALL PLANNING COMMISSION MEETING TO ORDER**

**ROLL CALL** *Thomas, Scandura, Ray, Davis, Shomaker, Dingwall, Livengood*

### **AGENDA APPROVAL**

#### **A. STUDY SESSION ITEMS**

- 1. PRESENTATION BY THE PUBLIC HEARING PROCESS SUBCOMMITTEE – Bob Dingwall**
- 2. AGENDA REVIEW – Herb Fauland**

### **PUBLIC COMMENTS – Regarding Study Session portion of Meeting**

Any one wishing to speak on study session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

### **6:30 P.M. – RECESS FOR DINNER**

### **7:00 P.M. – COUNCIL CHAMBERS**

#### **PLEDGE OF ALLEGIANCE**

**ROLL CALL:** *Thomas, Scandura, Ray, Davis, Shomaker, Dingwall, Livengood*

### **AGENDA APPROVAL**

#### **A. ORAL COMMUNICATIONS**

Anyone wishing to speak must fill out and submit a form to speak. No action can be taken by the Planning Commission on this date, unless the item is agendized. Any one wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during ORAL COMMUNICATIONS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

## B. PUBLIC HEARING ITEMS

Anyone wishing to speak must fill out and submit a form to speak. The public may address the Planning Commission only during the open PUBLIC HEARING items or during ORAL COMMUNICATIONS. Please review the agenda to determine whether the PUBLIC HEARING item is open or closed. If the PUBLIC HEARING on an item is closed, you will not be permitted to speak during that portion of the agenda and may wish to address your concerns during the ORAL COMMUNICATIONS portion of the agenda. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

**PROCEDURE:** Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

## HEARINGS TO BE OPENED

- B-1a. ENVIRONMENTAL IMPACT REPORT NO. 00-01 (LOWE'S HOME IMPROVEMENT WAREHOUSE/NORTHEAST CORNER OF BEACH BOULEVARD AND WARNER AVENUE):** Applicant: Paul Rothenberg, Canyon Consulting. Request: **EIR:** An analysis of potential environmental impacts associated with a zoning map amendment request to change the zoning on the former Rancho View School from Public-Semipublic to General Commercial and a request for commercial development consisting of the redevelopment and intensification of a 25.6-acre site consisting of three areas (A, B1, and B2). The applicant proposes to develop a Lowe's Home Improvement Warehouse and a restaurant pad on the former Rancho View School site (Area A). Associated improvements include new parking, landscaping, and demolition of the former elementary school. The five Ocean View Little League baseball fields require relocation under the proposed plan. In addition, EIR No. 00-01 analyzes the potential future development and intensification of an adjacent 6.3-acre project site with commercial/retail, office, and restaurant uses located at the northeast corner of Beach Boulevard and Warner Avenue (Area B1). No development is proposed in Area B1 at this time. Also included in the project site is the Ocean View School District Bus Maintenance Facility (Area B2) located east of Rancho View School. No development is proposed in Area B2 at this time. Location: Bounded by Warner Avenue on the south, Beach Boulevard on the west, Roubidoux Drive on the north, and multi-housing units located just west of Minoru Lane on the east. The project does not include the existing Southern California Edison transfer station located at the northwest corner of B Street and Warner Avenue. **Project Planner: Jane James, Senior Planner**

**STAFF RECOMMENDATION:** Motion to "Certify Environmental Impact Report No. 00-01 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1586."

- B-1b. ZONING MAP AMENDMENT NO. 00-02/TENTATIVE PARCEL MAP NO. 2002-125/CONDITIONAL USE PERMIT NO. 00-31 (LOWE'S HOME IMPROVEMENT WAREHOUSE/NORTHEAST CORNER OF BEACH BOULEVARD AND WARNER AVENUE):** Applicant: Paul Rothenberg, Canyon Consulting. Request: **ZMA:** A request to change the zoning on the former Rancho View School from Public-Semipublic to General Commercial. **TPM:** A subdivision map to consolidate multiple parcels on the former Rancho View School into four parcels for commercial development purposes. The map includes right of way dedications along Warner Avenue. **CUP:** To permit the construction of a 135,666 sq. ft. Lowe's Home Improvement Warehouse along with a 21,416 sq. ft. garden center and an 8,500 sq. ft. restaurant pad. The proposal includes a request for 19.5% of the total parking stalls as compact size. Location: Bounded by Warner Avenue on the south, Beach Boulevard on the west, Roubidoux Drive on the north, and multi-housing units located just west of Minoru Lane on the east. The project does not include the existing Southern California Edison transfer station located at the northwest corner of B Street and Warner Avenue. **Project Planner: Jane James, Senior Planner**

**STAFF RECOMMENDATION:** Motion to: A) “Approve Zoning Map Amendment No. 00-02, Tentative Parcel Map No. 2002-125, Conditional Use Permit No. 00-31 with recommended staff modifications, findings, and suggested conditions of approval;” B) “Approve CEQA Statement of Findings and Fact with a Statement of Overriding Considerations;” C) “Approve the Mitigation Monitoring and Reporting Program.”

- B-2. CONDITIONAL USE PERMIT NO. 03-19 (CALVARY CHAPEL):** Applicant: Calvary Chapel Huntington Beach Request: To permit an assembly use, including ancillary uses such as instruction, daycare, a bookstore, and café within an existing 49,600 square foot commercial building. The request includes joint use parking on the abutting NuVision Financial property based on divergent hours of operation between the assembly use and office use. Location: South side of Edinger Avenue, west of Parkside Lane **Project Planner:** Paul Da Veiga, Associate Planner

**STAFF RECOMMENDATION:** Motion to: “Continue Conditional Use Permit No. 03-19 to a date uncertain with re-notification of the public hearing.”

- B-3. APPEAL OF THE ZONING ADMINISTRATOR’S DENIAL OF COASTAL DEVELOPMENT PERMIT NO. 02-22/ CONDITIONAL USE PERMIT NO. 02-42/ VARIANCE NO. 03-08 (LEWIS RESIDENCE):** Applicant: Michael Mehalick Request: **CDP:** To construct a second and third floor addition to an existing single-family dwelling totaling approximately 4,311 sq. ft., including a 121 sq. ft. third story deck. **CUP:** To (a) construct 1,414 sq. ft. of habitable floor area and 121 sq. ft. of deck area above the second-story top plate line, and (b) construct the addition at a height greater than 30’-0”. **VAR:** To construct a portion of third floor habitable space not designed within the confines of the roof volume. Location: 16472 Malden Circle (north side of Malden, west of Gilbert Street). **Project Planner:** Rami Talleh, Assistant Planner

**STAFF RECOMMENDATION:** Motion to: A. “Deny Coastal Development Permit No. 02-22, Conditional Use Permit No. 01-40, and Variance No. 03-08 with findings.”

## **HEARINGS CONTINUED OPEN – NONE SCHEDULED**

## **HEARINGS CONTINUED CLOSED – NONE SCHEDULED**

- C. CONSENT CALENDAR** – None scheduled.

- D. NON-PUBLIC HEARING ITEMS** - None scheduled.

- E. PLANNING COMMISSION ITEMS**

**E-1. PLANNING COMMISSION REQUEST ITEMS**

- A) Update on activities at Hiro’s Nursery (CUP No. 90-56/CUP No. 96-45)
- B) Update on soil remediation at 31 Acres site (Pacific City)

**E-2. PLANNING COMMISSION COMMITTEE REPORTS**

**E-3. PLANNING COMMISSION COMMENTS**

Commissioner Thomas -

Commissioner Scandura -

Commissioner Ray -

Commissioner Davis -

Commissioner Shomaker -

Commissioner Dingwall -

Commissioner Livengood –

**E-4. DISCUSSION ITEMS FOR FUTURE MEETINGS - None scheduled.**

**F. PLANNING ITEMS**

**F-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

**F-2. CITY COUNCIL ITEMS FOR NEXT MEETING**

**F-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

**ADJOURNMENT:** Adjourn to the next regularly scheduled Planning Commission meeting of Wednesday, November 12, 2003.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of Seven Hundred Dollars (\$700.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Twenty Five Dollars (\$2,025.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

Copies of staff reports and/or written materials on each agenda item are on file in the Planning Department, for inspection by the public. Copies of staff reports are also available at the Main City Library (7111 Talbert Avenue).